

#44

CB 106098

ORDINANCE 113427

AN ORDINANCE relating to historic preservation, imposing controls upon the L.C. Smith Building (Smith Tower), a Landmark designated by the Landmarks Preservation Board under Chapter 25.12 of the Seattle Municipal Code (Ordinance 106348).

WHEREAS, the Landmarks Ordinance, Chapter 25.12 of the Seattle Municipal Code (SMC), establishes a procedure for the designation and preservation of structures and areas having historical, cultural, architectural, engineering or geographic importance; and

WHEREAS, the Landmarks Preservation Board after a public hearing on March 7, 1984, voted to approve the nomination of the L.C. Smith Building (Smith Tower) at 502-508 Second Avenue in Seattle as a Landmark under SMC Chapter 25.12; and

WHEREAS, after a public hearing on June 6, 1984, the Board voted to approve the designation of the L.C. Smith Building (Smith Tower) as a Landmark under SMC Chapter 25.12; and

WHEREAS, on November 19, 1984, the Board and the owners of the designated property agreed to controls and incentives; and

WHEREAS, the Board recommends to the City Council approval of controls and incentives; Now, Therefore,

BE IT ORDAINED BY THE CITY OF SEATTLE AS FOLLOWS:

Section 1. That the designation by the Landmarks Preservation Board of the L.C. Smith Building (Smith Tower) more particularly described as:

Boren and Denny's Addition, Block 2, Lots 5 and 8 as a Landmark based upon satisfaction of the following criteria of SMC Section 25.12.350:

1. It is associated in a significant way with the life of a person important in the history of the city, state, or nation; and
2. It embodies the distinctive visible characteristics of an architectural style, or period, or of a method of construction; and
3. Because of its prominence of spatial location, contrasts of siting, age, or scale, it is an easily identifiable visual feature of its neighborhood or the city and contributes to the distinctive quality or identity of such neighborhood or the city.

is hereby acknowledged.

1 Section 2. The following controls upon alteration of the
2 landmark are hereby imposed:

3 A Certificate of Approval, issued by the City of
4 Seattle's Landmark Preservation Board pursuant to City
5 Ordinance 106348 must be obtained, or the time for denying
6 a Certificate of Approval application must have expired,
7 before the owner may make alterations or significant
8 changes to:

- 9 1) The first and second floor lobbies and public corri-
10 dors including wainscoating, onyx wall covering,
11 brass grill work, tile floors, elevator grill work,
12 hall lanterns, call buttons, mail chutes, doors and
13 trim, plaster ceiling decoration and carved Indian
14 heads;
- 15 2) The elevator lobby on floors 3 through 21 including
16 the elevator grill work, hall lanterns, call buttons,
 mail and telegraph chutes, doors, trim, wainscoating
 and the tile floors; a Certificate of Approval is not
 required if floors 3-9 and 11-20 are altered in con-
 formance with the attached plans (Attachment A on
 file with the Office of Conservation). If proposed
 alterations to the approved plan are determined not
 to be significant by the City Historic Preservation
 Officer, the City Historic Preservation Office is
 empowered by the Landmarks Preservation Board to
 grant a Certificate of Approval. If the proposed
 alterations to the approved plan are determined to be
 significant by the City Historic Preservation
 Officer, the Landmarks Preservation Board must review
 the proposal and issue a Certificate of Approval;
- 3) The interiors of the elevators to include grill
 work, ceiling panels, light fixtures and operating
 equipment, operating equipment to be retained in ele-
 vator car #8 only;
- 4) The original intact corridor plan on floors 10 and 32
 to include doors, trim, wall coverings and fixtures
 in the corridor and to include the public lavatories
 on these floors; and,
- 5) On the 35th floor, the Chinese Temple Room ceiling
 and the elevator machine room and machinery; in the
 event the original machinery must be replaced, a Cer-
 tificate of Approval is not required; however, the
 Landmarks Preservation Board and the City Historic
 Preservation Officer shall be notified before the
 replacement is made.

25 Any in-kind maintenance and repair of the above
26 features and characteristics shall be excluded from the
27 Certificate of Approval requirement.
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1 Section 3. The following incentives are hereby noted as
2 potentially available to the owner although the listing shall
3 not be construed as inclusive:

4 1) SMC Section 24.74.020 entitled Special
5 Exceptions, and SMC Sections 23.44.26 and 23.45.124,
6 Administrative Conditional Uses, authorize, under
7 certain circumstances, uses in a designated Landmark
8 that are not otherwise permitted in the zone the
9 Landmark is located.

10 2) Building and Energy Code exceptions on an
11 application basis.

12 3) The availability of the Historic Preser-
13 vation Special Tax Valuation (RCW Chapter 84.26) to
14 all Seattle Landmarks subject to controls imposed by
15 a designation ordinance on an application basis.

16 Section 4. Enforcement of this Ordinance and penalties
17 for its violation shall be as provided in Section 25.12.910 of
18 the Seattle Municipal Code.

19 Section 5. The City Clerk is hereby directed to record
20 this ordinance with the King County Director of Records and
21 Elections, deliver two copies to the City Historic Preser-
22 vation Officer, 400 Yesler Building, and deliver one copy to
23 the Director of the Department of Construction and Land Use.
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